



AGENDA OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL
THURSDAY, DECEMBER 9, 2004 3:30 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF PLANNING COMMISSION MEETING ON NOVEMBER 18, 2004

NEW BUSINESS:

1. PUBLIC HEARING CASE #085-1-120904 – J.K. VENTURES, INC.

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 13 ACRES FROM COUNTY R-6 (URBAN RESIDENTIAL) TO CITY PUD (PLANNED UNIT DEVELOPMENT), FOR FOX POINTE AT RIVERS EDGE, FOR PROPERTY GENERALLY LOCATED EAST OF US HIGHWAY 27, AND SOUTH OF COMMANDER LANE, AS LEGALLY DESCRIBED. SEC. 14, TWP. 20S, RGE. 24E. **(CITY COMMISSION DATES JANUARY 10, 2005 AND JANUARY 24, 2005).**

2. PUBLIC HEARING CASE #086-0-120904 – GEORGE W. ERCK – CRESTVIEW ESTATES

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY UE (URBAN EXPANSION) TO CITY E (ESTATE) OF APPROXIMATELY 7.31 ACRES, FOR PROPERTY GENERALLY LOCATED SOUTH OF OLD TAVARES ROAD, WEST OF SLEEPY HOLLOW ROAD, AS LEGALLY DESCRIBED. SEC. 20 AND 29, TWP. 19, RGE. 25E. **(CITY COMMISSION DATES JANUARY 10, 2005 AND JANUARY 24, 2005).**

3. PUBLIC HEARING CASE #093-0-120904 – THEODORE A. ERCK & GEORGE W. ERCK

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY UE (URBAN EXPANSION) TO CITY E (ESTATE) OF APPROXIMATELY 10 ACRES, FOR PROPERTY GENERALLY LOCATED SOUTH OF OLD TAVARES ROAD, WEST OF SLEEPY HOLLOW ROAD, AS LEGALLY DESCRIBED. SEC. 29, TWP. 19S, RGE. 25E. **(CITY COMMISSION DATES JANUARY 10, 2005 AND JANUARY 24, 2005).**

4. PUBLIC HEARING CASE #094-1-120904 – CITY OF LEESBURG

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 33.61 ACRES FROM COUNTY R-1 (RURAL RESIDENTIAL) AND R-6 (URBAN RESIDENTIAL) TO CITY RE-1 (ESTATE RESIDENTIAL) AND R-1 (LOW DENSITY RESIDENTIAL), FOR PROPERTY GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF SLEEPY HOLLOW ROAD AND OLD TAVARES ROAD, AS LEGALLY DESCRIBED. SEC. 20 & 29, TWP. 19S, RGE. 25E. **(CITY COMMISSION DATES JANUARY 10, 2005 AND JANUARY 24, 2005).**

5. **PUBLIC HEARING CASE #096-6-120904 – HUGHES / VEITH**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR VACATING A PORTION OF LINCOLN AVENUE, FOR PROPERTY GENERALLY LOCATED WEST OF 9TH STREET, SOUTH OF 915 9TH STREET, NORTH OF 1001 9TH STREET, AS LEGALLY DESCRIBED. SEC. 26, TWP. 19S, RGE. 24E. **(CITY COMMISSION DATES JANUARY 10, 2005 AND JANUARY 24, 2005).**

6. **PUBLIC HEARING CASE #097-2-120904 – MIGUEL A. MATOS – ACES TOWING**

REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW TOWING AND STORAGE, FOR ACES TOWING IN A C-3 (HIGHWAY COMMERCIAL) DISTRICT, FOR PROPERTY GENERALLY LOCATED WEST ALONG SOUTH 14TH STREET, BETWEEN COLFAX STREET AND EMERSON STREET, NORTH OF US POST OFFICE, AS LEGALLY DESCRIBED. SEC. 27, TWP. 19S, RGE. 24E.

7. **PUBLIC HEARING CASE #099-2-120904 – FEATHER HICKS**

REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW UPHOLSTERY SHOP / RETAIL, IN A CBD (CENTRAL BUSINESS) DISTRICT, FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF WEST MAGNOLIA STREET AND SOUTH 3RD STREET IN DOWNTOWN LEESBURG, AS LEGALLY DESCRIBED. SEC. 26, TWP. 19S, RGE. 24E.

8. **PUBLIC HEARING CASE #100-2-120904 – SOREATTA BROWN – DAY CARE CENTER**

REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A DAY CARE CENTER, IN A R-2 (MEDIUM DENSITY RESIDENTIAL) DISTRICT, FOR PROPERTY GENERALLY LOCATED EAST ALONG MCCORMACK STREET, BETWEEN JOHNS AVENUE AND BRADFORD AVENUE, AS LEGALLY DESCRIBED. SEC. 22, TWP. 19S, RGE. 24E.

9. **PUBLIC HEARING CASE #101-1-120904 – S & V LAND DEVELOPERS – HIDDEN LAKE TOWNHOMES**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 16 ACRES TO ADD A PDO (PLANNED DEVELOPMENT OVERLAY) ZONING DISTRICT TO THE CURRENT R-3 (HIGH DENSITY RESIDENTIAL) DISTRICT, FOR A 100 UNIT TOWNHOME DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED EAST OF US HIGHWAY 27 AND NORTH OF COUNTY ROAD 33, AS LEGALLY DESCRIBED. SEC. 2 & 11, TWP. 20S, RGE. 24E. **(CITY COMMISSION DATES JANUARY 10, 2005 AND JANUARY 24, 2005).**

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10. PUBLIC HEARING CASE #102-2-120904 – HIGHLAND ASSOCIATES – LAKE HARRIS COVE

REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW LAKE HARRIS COVE, FOR A MULTI-FAMILY DEVELOPMENT IN AN R-2 (LOW DENSITY RESIDENTIAL) DISTRICT, FOR PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN COLLEGE DRIVE AND CRYSTAL BREEZE LANE, AS LEGALLY DESCRIBED. SEC. 22, TWP. 19S, RGE. 25E. **(CONTINUANCE REQUESTED TO PLANNING COMMISSION DATE JANUARY 6, 2005)**

ADJOURNMENT

NOTICE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE PERSONNEL DEPARTMENT, ADA COORDINATOR, 48 HOURS IN ADVANCE OF THE MEETING AT 728-9740.

"F.S.S. 286.0105: IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING & ZONING COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, SUCH PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED." THE CITY OF LEESBURG DOES NOT PROVIDE THIS VERBATIM RECORD.